
S-3805
HADLEY MOORS SUBDIVISION, PART 7
Major-Preliminary Plat

STAFF REPORT
March 9, 2006

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, F. David Lux (with consent of owner and represented by Roger Fine, John E. Fisher & Associates) is seeking primary approval for a 22-lot subdivision on 4.523 acres, located on the north side of West Candlestick Lane (along the north boundary of the subject subdivision), in Wabash 36(SE)24-5.

AREA ZONING PATTERNS:

The site was recently rezoned from R2 and PDRS to R1B, matching the zoning of Hadley Moors to the south. To the north and west is a large area zoned R2. To the east, across CR 140 W, is R1 zoning.

AREA LAND USE PATTERNS:

The south half of this long narrow strip of ground has been used for stockpiling topsoil, which is being removed. The north half is part of the adjoining large farm field. The rest of Hadley Moors (single-family) Subdivision lies to the south.

TRAFFIC AND TRANSPORTATION:

Existing West Candlestick Lane will provide access to all new homes. Located in the middle of this row of lots is a stub street (Crusade Drive) that will be extended 50-ft. to the new subdivision boundary. Lot 342, at the east end of the plat, borders CR 140 W. This frontage will need to be restricted with a "No Vehicular Access" statement on the final plat.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

American Suburban Utilities sanitary sewer and Indiana-American water mains are located along the public road. When these mains were installed along West Candlestick Drive, laterals for these future lots were extended to the north side of the right-of-way. Drainage facilities are also in place in the street. An existing overhead utility line runs east – west through the middle of all proposed lots along the old subdivision boundary. This line will be relocated and buried.

CONFORMANCE WITH UZO REQUIREMENTS:

All building setbacks are shown, and each lot meets the minimum area and width standards for R1B zoning.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF COMMENTS:

At the rezone hearing this past January, an owner in Hadley Moors, Part 2 (Tim Bordenet) voiced his concern that the new lot abutting his property on the north and east would be an

irregular shaped lot and would adversely affect his property value. His lot (Lot 64) is located at the west end of West Candlestick Lane and adjoins proposed Lot 321. He expressed interest in purchasing a portion of Lot 321 to make both lots more regularly shaped with a shared "radial" side lot line. The rezone petitioner/subdivider (F. David Lux) agreed at the hearing that this could be worked out. At the sketch plan review meeting, staff reviewed this proposal with the subdivider. The solution will be to follow through with the platting as shown on preliminary plat, and then transfer the adjoining portion of Lot 321 to Lot 64 by exemption "e", completing the proposed purchase.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. If needed, American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
2. If needed, Indiana-American Water Company, Inc. shall approve the water plans.
3. If needed, the fire hydrants shall be approved by the Wabash Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the water company in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2005-04-CM.
5. The County Drainage Board shall approve the drainage plans.
6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

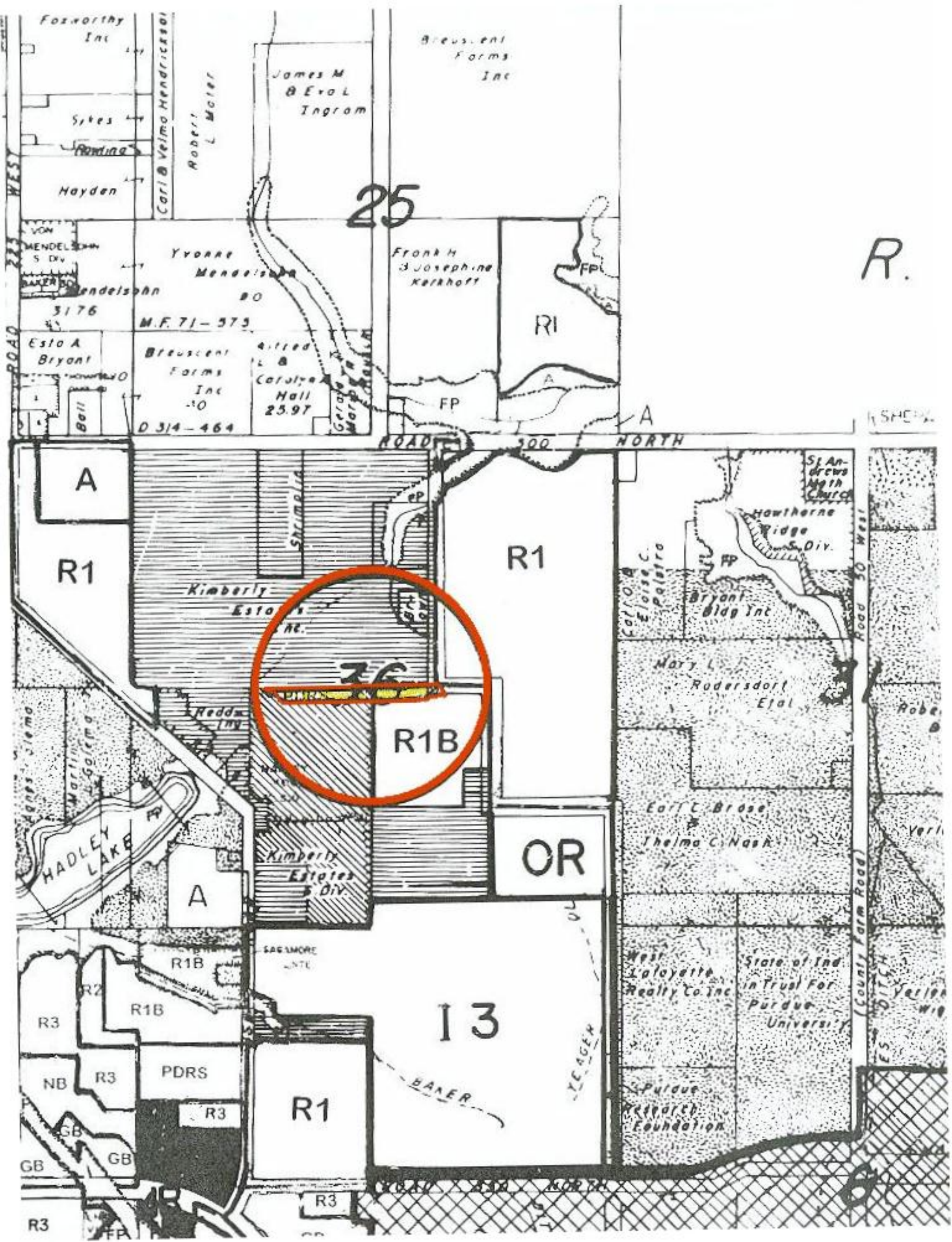
FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

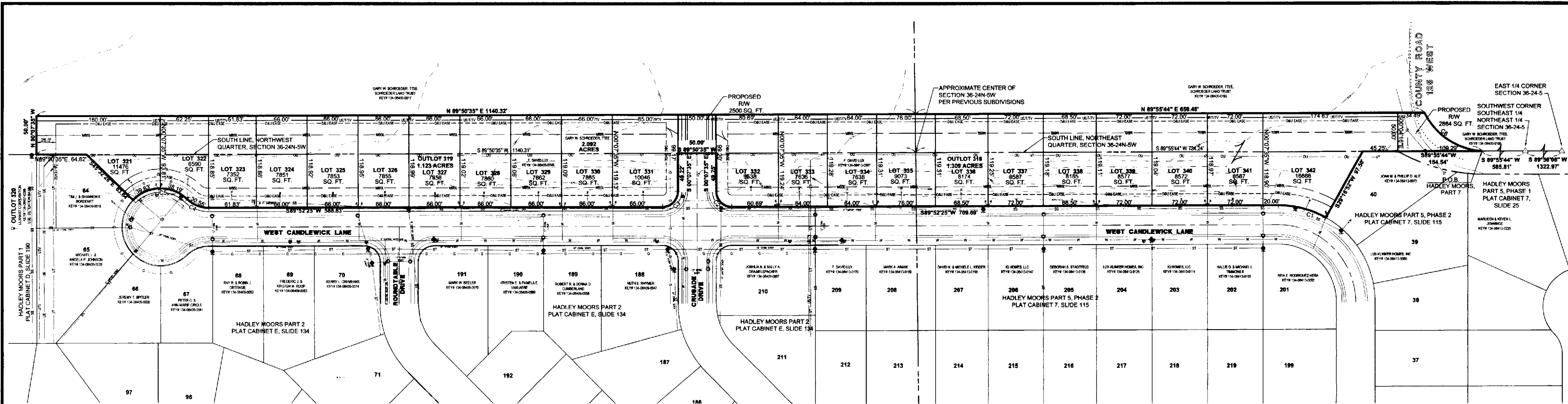
7. A "No Vehicular Access" statement shall be platted along the CR 140 W right-of-way line.
8. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.

9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. All required building setbacks shall be platted.
11. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

12. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.





LAND DESCRIPTION - HADLEY MOORS SUBDIVISION PART 7

A part of the Northeast and Northwest Quarters of Section Thirty-six (36), Township Twenty-four (24) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, being a part of a 135.7 acre tract of land described in a Warranty Deed to Gary W. Schroeder, as Trustee, Instrument Number 9615666, recorded July 31, 1996, in the Office of the Tippecanoe County Recorder, and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter of said Section 36-24N-5W; thence South 89°56'08" West along the South line of the Southeast Quarter of said Northeast Quarter 1322.97 feet to the southwest corner thereof; thence South 89°55'44" West along the South line of the Southwest Quarter of the Northeast Quarter of said Section 36-24N-5W, 585.81 feet to the POINT OF BEGINNING of the herein-described tract; thence continuing South 89°55'44" West along said South line and along the North line of Hadley Moors Subdivision, Part 5, Phase II, as per the plat thereof, Plat Cabinet 7, Slide 115, Instrument No. 04005011, recorded February 27, 2004, in said Recorder's office 734.24 feet to the center of said Section 36-24N-5W; thence South 89°57'03" West along the South line of the Northeast Quarter of said Section 36-24N-5W and along the North line of said subdivision and the North line of Hadley Moors Subdivision, Part Two, as per the plat thereof, Plat Cabinet E, Slide 134, Instrument No. 9621369, recorded October 10, 1996, in said Recorder's Office 1140.31 feet; thence North 00°07'38" West 50.00 feet; thence North 89°50'35" East parallel with the South line of the Northeast Quarter of said Section 36-24N-5W 1140.32 feet; thence North 89°55'44" East parallel with the South line of the Southwest Quarter of the Northeast Quarter of said Section 36-24N-5W, 659.48 feet to a non-tangent curve to the left, having a radius of 90.23 feet and a central angle of 59°48'40"; thence Southeasterly along said curve an arc distance of 94.19 feet (said arc being subtended by a chord having a bearing of South 56°18'39" East and a length of 89.97 feet) to the Point of Beginning, containing 2.09 acres, more or less.

ALSO

Outlot Numbered Three hundred Nineteen (319) in Hadley Moors Subdivision, Part Two, as per the plat thereof, Plat Cabinet E, Slide 134, Instrument No. 9621369, recorded October 10, 1996, in said Recorder's Office, as platted upon a part of the Southwest Quarter of Section 36, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana.

ALSO

Outlot Numbered Three hundred Eighteen (318) in Hadley Moors Subdivision, Part Five, Phase Two, as per the plat thereof, Plat Cabinet 7, Slide 115, Instrument No. 04005011, recorded February 27, 2004, in said Recorder's Office, as platted upon a part of the Southwest Quarter of Section 36, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF WAY OF RECORD.

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:

DOCUMENT NO: 9615666
GRANTOR: William W. Schroeder
GRANTEE: Gary W. Schroeder, Trustee of the W.W. Schroeder Land Trust
DATE: 07/31/1996

DOCUMENT NO: 05020277
GRANTOR: Wabash Village, Inc.
GRANTEE: F. David Lux
DATE: 09/23/2005

DOCUMENT NO: 03041867
GRANTOR: Wabash Village, Inc.
GRANTEE: F. David Lux
DATE: 10/09/2003

LAND SURVEYOR'S CERTIFICATE

The undersigned, a Registered Professional Land Surveyor of the State of Indiana does hereby certify that the above sketch plan was prepared under his direct supervision.

Roger A. Fine 2-13-2006
ROGER A. FINE - S0424 DATE



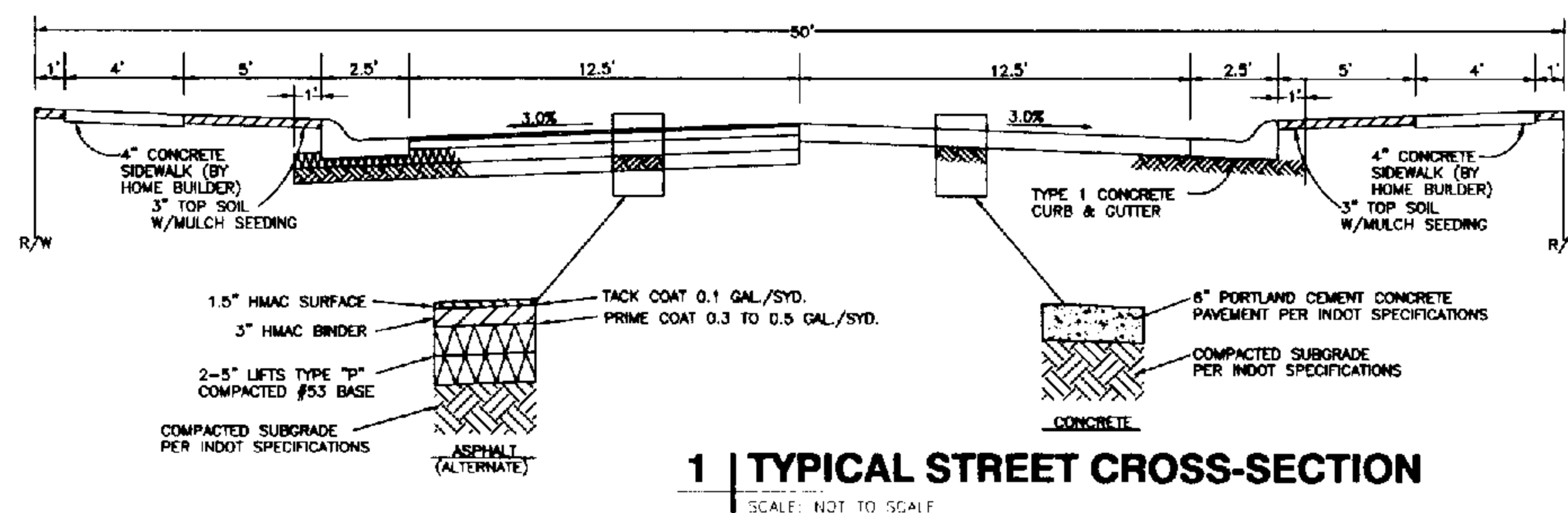
PREPARED FOR: F. David Lux
TITLE HOLDER: F. David Lux & Gary Schroeder, TTEE Schroeder Land Trust
AUDITOR'S KEY NUMBER: 134-08400-0017, 134-08400-0193, 13408413-0301, 134-08409-0745

SURVEY NOTE

This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section 3.3 (Major Subdivisions) and Section 6.2 (Major Preliminary Plat), of the Unified Subdivision Ordinance of Tippecanoe County as amended November, 1988. A boundary survey meeting the requirements of the Indiana Administrative Code, Title 865, Article 1, Rule 12 will be published and recorded at a later date.

PRELIMINARY PLAT NOTES:

- There is existing sanitary sewer, storm sewer & water infrastructure available for all lots in the proposed subdivision.
- Current site zoning is R1B.
- All setbacks are 25' from the front and rear lot lines, and 6' from the side yard lot lines, unless otherwise noted.
- Corner radii at intersections shall be 25-foot to back of curb unless otherwise noted.
- Existing and proposed street Right-of-Ways within Hadley Moors Subdivision are 50 feet even width unless otherwise noted.
- Existing and proposed street widths are 30-foot back of curb to back of curb unless otherwise noted.
- Monuments shall be set at all lot corners as practical, as required by the Unified Subdivision Ordinance and Indiana Code.
- All lots will be constructed with the front half of the lot graded toward the street and the back half of the lot graded to the North. A lot grading plan will be included with the construction plans as part of the overall Stormwater Management Plan.

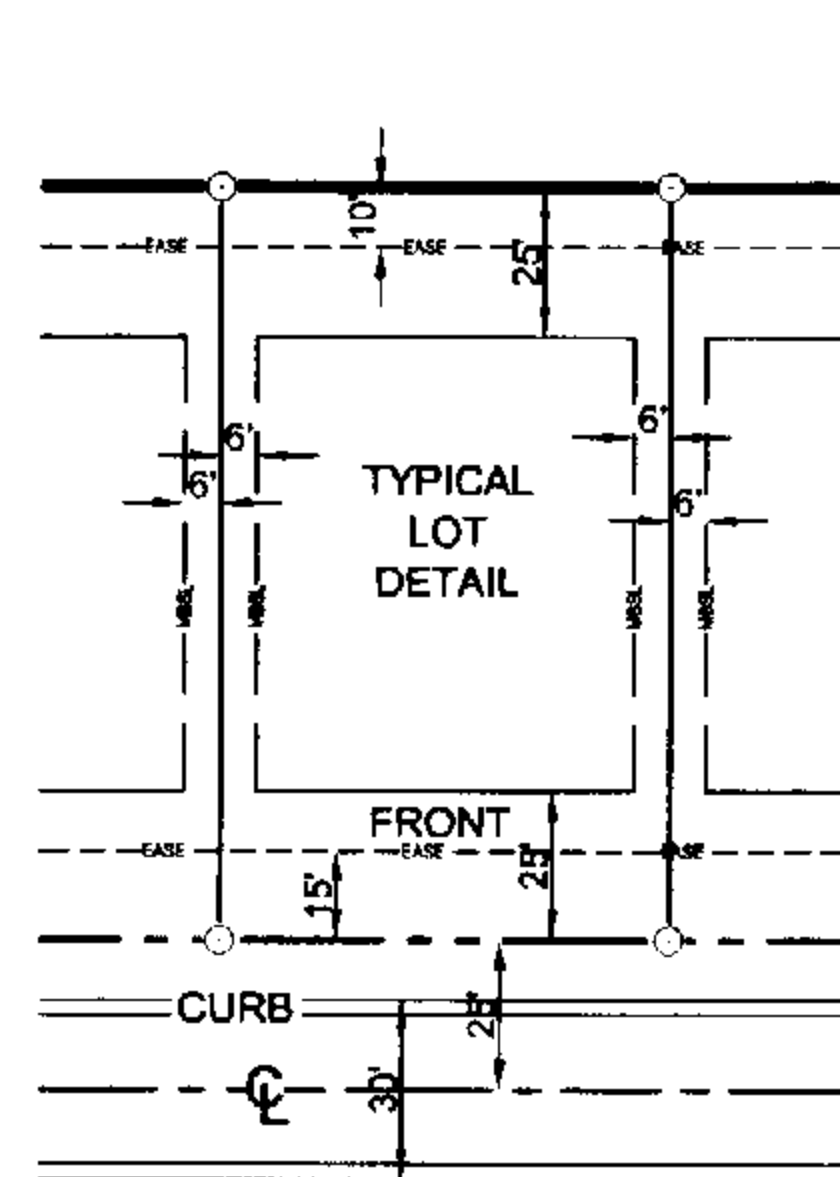


1 | TYPICAL STREET CROSS-SECTION
SCALE: NOT TO SCALE

LEGEND

- EXISTING RIGHT-OF-WAY LINE
- - - PROPOSED EASEMENT
- - - PROPOSED BUILDING SETBACK LINE
- - - EXISTING SANITARY SEWER
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING STORM SEWER
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING FLAT GRATE INLET
- ⊙ EXISTING CURB INLET
- ⊙ EXISTING CULVERT PIPE (INV)
- EXISTING WATER LINE
- ⊙ EXISTING WATER METER
- ⊙ EXISTING WATER LINE MARKER
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- EXISTING UNDERGROUND TELEPHONE & CABLE TV
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE TV
- PROPOSED UNDERGROUND ELECTRIC, TELEPHONE, & CABLE TV
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING GAS LINE MARKER
- ⊙ EXISTING GAS METER
- EXISTING OVERHEAD UTILITIES
- ⊙ EXISTING UTILITY POLE
- EXISTING GUY WIRE
- 135 EXISTING LOT NUMBERS
- 135 LOT 135 PROPOSED LOT NUMBERS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST.
C1	64.15	125.00	29°24'17"	N75°25'27"W	63.45
C2	31.42	20.00	90°00'00"	S45°07'38"E	28.28
C3	31.42	20.00	90°00'00"	N44°52'25"E	28.28
C4	30.55	40.00	43°45'42"	S68°14'44"E	29.81
C5	77.82	50.00	89°10'35"	S89°02'50"W	70.20
C6	94.19	90.23	59°48'40"	S56°18'39"E	89.97



1 INCH = 60 FEET

PRELIMINARY PLAT

HADLEY MOORS SUBDIVISION, PART 7
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

DWG. DATE: 02/13/06	A PART OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 5 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA
DRAWN BY: TLP	
CHECKED BY: KKB	
REVISIONS:	
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	

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